



Currie

15 Easter Currie Crescent
EH14 5LQ



Semi-Detached House

OFFERS OVER £290,000

- Entrance hall with built in storage
- Semi-open plan living/ dining room
- Kitchen
- 3 bedrooms
- Bathrooms
- Gas central heating
- Double glazing
- Unrestricted on street parking
- Private driveway
- Private garage
- Front and rear gardens

Viewings - by appointment call
Beveridge & Kellas on 0131 554 6321





This spacious 3 bed family home is situated in the quiet residential area of Currie. The property is ideally situated for commuting with great access to the City Bypass and motorway as well as regular bus and train services to the City Centre and surrounding areas.

The house opens to a hallway with stairs to the upper level, a handy understairs cupboard and gives access to the living room and kitchen. The spacious semi-open plan living/dining room enjoys a dual aspect, and the living area benefits from a gas fireplace within a surround while the dining area gives access to the kitchen. To the rear of the house is a good-sized kitchen equipped with base and wall units, slot in cooker, fridge freezer, washing machine and gives direct access to the rear garden.

Upstairs the property benefits from a double bedroom to the front and another to the rear, both featuring built in mirrored wardrobes. A third smaller bedroom is situated to the front and has a built-in cupboard. Completing the house is a family bathroom with WC, wash hand basin, and a bath with an overhead shower unit.

Additional benefits include a private driveway, an attached garage with a workshop to the rear, private front and rear gardens, gas central heating and double glazing.

The property will be sold as seen under the Financial Guardian and the condition of any systems of a working nature will not be warranted

EXTRAS

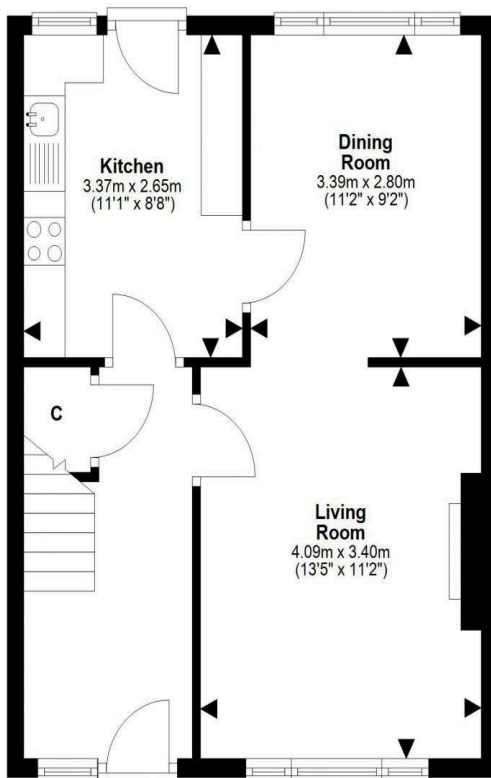
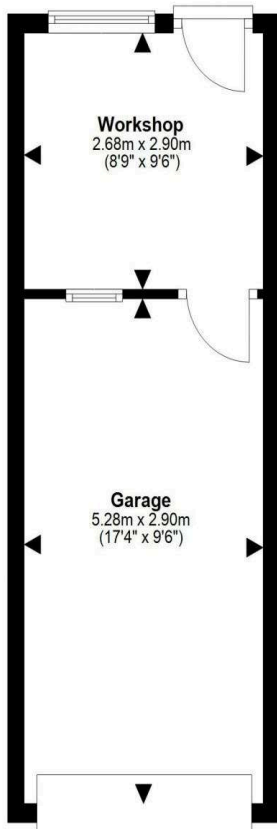
All aforementioned white goods, carpets, any curtains/blinds, light fittings, and garden sheds (no warranties to be given).

OFFERS

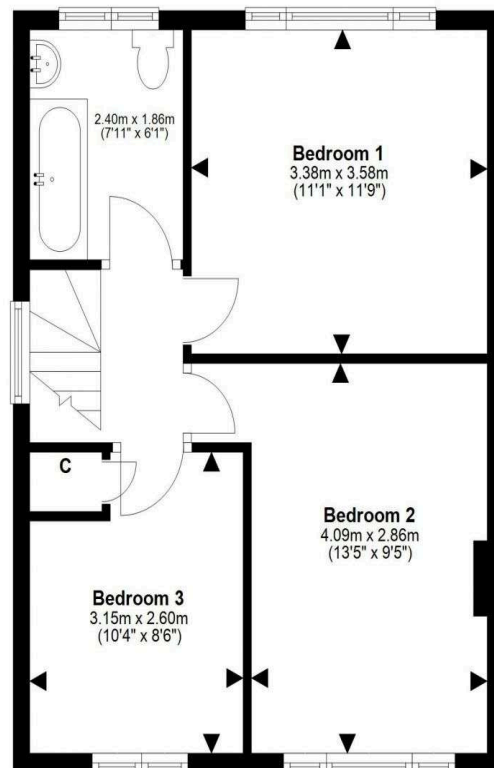
Offers Over £290,000 are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.







Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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